

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 10, 2020 (6PM)
Meeting via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora

Homeowners present: Carolyn S. #112;
Todd Matson (#119) as Inspector of Elections to count ballots at Bartlein & Company, Inc. Office in front of Zoom camera.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Carolyn S.: Wants to observe meeting.

Approval of Prior Meeting Minutes: Joe moved to approve prior meeting (11/12/20) minutes, Howard seconded. Unanimous.

Treasurer's Report

	Nov 2020	YTD
Total Income	\$65,930.00	\$731,821.70
Op. Expenses	118,423.06	397,499.63
Reserve Expenditures	101,906.50	745,941.57
Total Expenditures	220,329.56	1,143,441.20
Transfer to Op Reserve	1,603.89	132,423.13
Transfer from Op Res	100,000.00	124,148.00
Transfer to Reserve	(27,204.33)	(299,247.63)
Transfer from Reserve	80,000.00	475,000.00
Balance in Savings	\$ 2,267,910.18	
Due from Unit Owners	\$ 3,795.03	
Total Assets	\$ 2,276,705.21	

Operating Expenses are about 10%+ below on cash basis

Treasurer's Report unanimously accepted Joe moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by

Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded. Unanimously approved.

Landscape: 7606-7602 Action Tree trimmed trees off roofs. Enviroscaping opened up a trench for plumbing issue by #104 and backfilled; repaired DG. Added gravel around #106.

Vendor: Split rail fence looks good thanks to Enviroscaping. Andy Vineyard workers not wearing masks.

Old Business:

- a. Dry Rot repair and painting and approval/ratification for invoices or proposals:
Affordable Paint invoice \$13,060 for 7632 paint. Colin motioned to ratify invoice. Joe seconded Unanimous.
Beachside Construction invoice for sewer repair \$1,800. Colin moved to ratify invoice, Howard seconded. Unanimous.
Beachside Construction for 7628 #338 landing for \$3,380.80. Colin moved to ratify invoice, Joe seconded. Unanimous.
Action Roof installed Gutter Guards on all buildings for \$18,394. Howard moved to ratify invoice payment, Colin seconded. Unanimous.
Enviroscaping installed split rail fence and pathway for \$1,400. Chris moved to ratify payment, Howard seconded. Joe abstained. Passed.
Beachside stair and landing repair at 7636 #360 for \$3,450.96. Howard moved to ratify payment of invoice, Joe seconded. Unanimous.
Enviroscaping excavated for sewer line by #104 for repair for \$3,693.52. Colin moved to approve payment. Howard seconded. Joe abstained. Unanimous.
Affordable Paint for 7634 for \$13,080. Colin moved to approve payment. Joe seconded. Unanimous.
Beachside staircase and landing/balcony 7638 unit 346 for \$6,005.62. Howard moved to approve payment. Joe seconded. Unanimous.
Beachside repair utility doors 7632, 7634, 7638 for \$1,916.16. Joe moved approved payment. Colin seconded. Unanimous.
Beachside delivered siding \$14,155.28. Howard motioned to approve payment. Joe seconded. Unanimous.
Affordable paint, final wood repair for 7630 for \$52,580. Joe motioned to approve payment. Howard seconded. Unanimous.
Studio 1030 Architect for \$1,393.75. Colin moved to approve invoice, Joe seconded. Unanimous.
Bid to repair dry rot at pool house from Affordable Paint for \$5,340. Howard moved to approve bid, Colin seconded. Unanimous.

Bid to paint pool house from Affordable Paint for \$2,900. Colin motioned to approve not to exceed \$2,900. Joe seconded. Unanimous.

Bid to repair front fence from Affordable Paint for \$36,500. Colin moved to get second bid. Joe seconded. Unanimous.

- b. Updating the governing docs: Todd Matson, Inspector of Elections reported the results of the ballot count: 138 Yes, 15 no, 3 abstains. Passed. Documents will need be signed in front of a notary (by the Pres & Sec) for recordation. From now, it will only take 50+% to amend CC&R's.
- c. 7632- Foundation work: On hold.
- d. Sidewalk repair/replacement Siding or dry rot repairs: In progress.
- e. Carport fascias: first part of 7630 by Vineyard to be finished next Tuesday.
- f. Gym: Ongoing.
- g. Violations Note: people signing up without pool waivers
- h. Parking lot post lamp fixtures: Ongoing
- i. Address Signs: Get bid for 5-6 buildings
- j. Clean out meeting room toilet drain: reminder
- k. Annual Meeting: 1/14/21, at 6PM, via Zoom.
- l. Changing Gate Code on 2/1/21

RESULTS OF COUNTING BALLOTS & CERTIFICATION BY INSPECTOR OF ELECTIONS (Todd Matson):

Number of Ballots Received: 162

Number of Valid Ballots: 156

Number of YES / APPROVAL 138

Number of NO / DISAPPROVAL 15

Number of ABSTAINED Ballots 3

Amendment to CC&R's passed (lowering requirement from 75% to over 50%).

New Business

- a. Parking: Long term in short term. There are about eight vehicles not registered with the DMV. Large Sprinter Van warned in October by email and newsletter in November. Board will tag it and if not up to date within next month will be towed.
- b. #262 bath remodel: Joe motioned to allow bathroom, Colin seconded. Unanimous
- c. #346 hardwood flooring: Must abide by building code and with soundproofing required.
- d. Recording liens: None

Next Meeting 1/14/21 at 6PMish (right after Annual Meeting), via zoom

Meeting adjourned at 7:41PM

Submitted by: Matt Mora